

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Worcester

State: MA

PJ's Total HOME Allocation Received: \$28,408,392

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	19		
Program Progress:							
% of Funds Committed	88.10 %	91.03 %	16	90.66 %	33		30
% of Funds Disbursed	86.10 %	84.95 %	7	81.06 %	72		68
Leveraging Ratio for Rental Activities	4.67	7.56	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	86.35 %	91.54 %	15	81.27 %	31		31
% of Completed CHDO Disbursements to All CHDO Reservations***	66.27 %	72.72 %	16	68.23 %	35		36
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	71.69 %	81.44 %	19	79.86 %	20		21
% of 0-30% AMI Renters to All Renters***	29.37 %	49.59 %	18	44.82 %	22		24
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.47 %	96.41 %	8	94.65 %	60		58
Overall Ranking:				In State:	18 / 19	Nationally:	39 45
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,867	\$26,175		\$25,419	378 Units		38.70 %
Homebuyer Unit	\$13,080	\$15,910		\$14,530	527 Units		53.90 %
Homeowner-Rehab Unit	\$16,122	\$14,817		\$20,251	73 Units		7.50 %
TBRA Unit	\$0	\$3,760		\$3,156	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Worcester MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,738	\$76,096	\$42,317
State:*	\$141,741	\$99,134	\$22,785
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.14

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.4	35.3	54.8	0.0
Black/African American:	16.8	17.1	5.5	0.0
Asian:	0.8	2.3	1.4	0.0
American Indian/Alaska Native:	2.1	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.2	0.0	0.0
Asian and White:	0.3	0.4	0.0	0.0
Black/African American and White:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0
Other Multi Racial:	0.5	1.3	2.7	0.0
Asian/Pacific Islander:	0.5	1.7	2.7	0.0

ETHNICITY:

Hispanic	34.3	40.6	32.9	0.0
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HOUSEHOLD SIZE:

1 Person:	47.1	14.8	20.5	0.0
2 Persons:	15.2	14.4	20.5	0.0
3 Persons:	14.6	21.4	16.4	0.0
4 Persons:	12.2	25.4	21.9	0.0
5 Persons:	8.2	18.4	13.7	0.0
6 Persons:	2.4	4.0	2.7	0.0
7 Persons:	0.3	1.5	2.7	0.0
8 or more Persons:	0.0	0.0	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	43.1	24.1	23.3	0.0
Elderly:	22.3	4.7	27.4	0.0
Related/Single Parent:	14.4	23.7	15.1	0.0
Related/Two Parent:	15.4	44.8	32.9	0.0
Other:	4.8	2.7	1.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.0	4.4 [#]
HOME TBRA:	0.5	
Other:	21.5	
No Assistance:	52.9	

of Section 504 Compliant Units / Completed Units Since 2001 167

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Worcester State: MA Group Rank: 39
(Percentile)
State Rank: 18 / 19 PJs Overall Rank: 45
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	86.35	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	66.27	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.69	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.47	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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